081.0	0001	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	728,100	/	728,100
USE VALUE:	728,100	/	728,100
ASSESSED:	728,100	/	728,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
455	-457	SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZAVERI VIDURSHI S & ANOSH D
Owner 2:	
Owner 3:	
Street 1:	500 SALEM STREET UNIT 705
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	LUONGO RICHARD J -
Owner 2:	LUONGO MURIEL B -
Street 1:	100 BICKERSTAFF ROAD
Twn/City:	CLEMMONS
St/Prov:	NC Cntry:
Postal:	27012

NARRATIVE DESCRIPTION

This parcel contains 6,021 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1926, having primarily Vinyl Exterior and 2085 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6021.000	345,900	3,800	378,400	728,100
Total Card	0.138	345,900	3,800	378,400	728,100
Total Parcel	0.138	345,900	3,800	378,400	728,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.16 | /Parcel: 349.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

50107

GIS Ref

GIS Ref

Insp Date

10/12/18

!6550!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	345,900	3800	6,021.	378,400	728,100	728,100	Year End Roll	12/18/2019
2019	104	FV	314,600	3800	6,021.	383,800	702,200	702,200	Year End Roll	1/3/2019
2018	104	FV	314,600	3800	6,021.	286,500	604,900	604,900	Year End Roll	12/20/2017
2017	104	FV	295,600	3800	6,021.	259,500	558,900	558,900	Year End Roll	1/3/2017
2016	104	FV	295,600	3800	6,021.	248,700	548,100	548,100	Year End	1/4/2016
2015	104	FV	248,100	3800	6,021.	210,800	462,700	462,700	Year End Roll	12/11/2014
2014	104	FV	248,100	3800	6,021.	200,000	451,900	451,900	Year End Roll	12/16/2013
2013	104	FV	257,600	3800	6,021.	190,300	451,700	451,700		12/13/2012

PRINT

Date	Time
12/10/20	21:18:41

LAST REV

Date	Time
04/17/20	09:24:17

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6550

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUONGO RICHARD	73959-145	1	1/8/2020		795,000	No	No		
LUONGO EUGENE	28108-355		1/26/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	50107
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2006	163	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2020	SQ Mailed	MM	Mary M
10/12/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Meas/Inspect	189	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6021		Sq. Ft.	Site		0	70.	0.90	5			Med. Tr	-10					378,397						378,400	

Total AC/HA:	0.13822	Total SF/SM:	6021	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	378,397	Spl Credit		Total:	378,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.15352464
Const Adj.:	0.98000199
Adj $ / SQ:	158.264
Other Features:	116800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501240
Depreciation:	155384
Depreciated Total:	345855

COMMENTS

PDAS. OF= BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

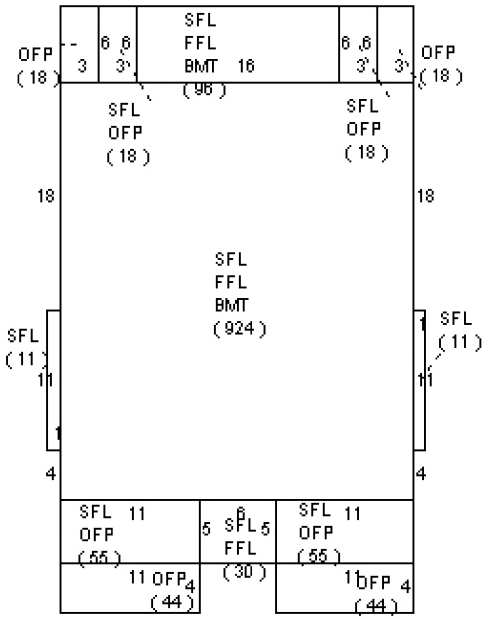
No Unit	RMS	BRS	FL
2	6	3	1
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.26
Special Features:	0	Val/Su Net:	102.49
Final Total:	345900	Val/Su SzAd	165.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,050	158.260	166,177
SFL	Second Floor	1,035	158.260	163,851
BMT	Basement	1,020	47.480	48,429
OFP	Open Porch	270	22.160	5,983

Net Sketched Area:	3,375			Total:	384,440
Size Ad	2085.3000	Gross Are	3558	FinArea	2085

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1926	19.13	T	50	104			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800

IMAGE

AssessPro Patriot Properties, Inc